

Message Text

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PAGE 01 ATHENS 09127 301701Z

46

ACTION EUR-12

INFO OCT-01 ISO-00 EURE-00 FBOE-00 /013 W

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P 301419Z AUG 76

FM AMEMBASSY ATHENS

TO SECSTATE WASHDC PRIORITY 6510

UNCLAS ATHENS 9127

FOR EUR/EX

E.O. 11652: N/A

TAGS: AFSP, GR

SUBJECT: LEASING ADDITIONAL OFFICE SPACE

1. THE EMBASSY HAS REACHED A POINT WHERE IT DOES NOT HAVE ENOUGH OFFICE SPACE TO MEET ITS INCREASED REQUIREMENTS FOR OFFICES. FOR EXAMPLE, ADDITIONAL DEMANDS HAVE BEEN CREATED BY THE GROWTH OF THE TECHNICAL SECURITY OFFICE; THE ADDITION OF REGIONAL TRADE DEVELOPMENT OFFICE, THE EXPECTED ARRIVAL OF THE NEA REGIONAL MEDICAL OFFICES AND THE INCREASE IN EMBASSY'S AMERICAN PERSONNEL CEILING. NOW WE HAVE AN EXCEPTIONAL OPPORTUNITY TO LEASE NEEDED EXTRA OFFICE SPACE CONVENIENTLY LOCATED VERY NEAR THE CHANCERY

2. THE OFFICES ARE IN A BUILDING FORMERLY USED BY THE AUSTRALIAN EMBASSY AND IS LOCATED AT 8 MAKEDONON STREET, WHICH IS ACROSS THE STREET AND 2 MINUTES WALK FROM THE EMBASSY.

3. THE SPACE IN THIS BUILDING CAN BE USED, FOR EXAMPLE, BY THE LANGUAGE OFFICES, AGRICULTURE, INS, COMMERCIAL LIBRARY AND/OR THE DOCTORS AND MEDICAL OFFICES. THE SPACE GIVEN UP IN THE CHANCERY WILL BE USED TO RELIEVE AND IMPROVE SOME OF OUR PRESENT OVERCROWDED OFFICE SPACE PROBLEMS

4. SINCE THIS BUILDING WAS USED AS OFFICES BY THE AUSTRALIAN EMBASSY, ONLY MINIMUM RENOVATION EXPENSES WOULD BE REQUIRED, NOR WOULD THERE BE AN EXTENSIVE AMOUNT OF EXPENSE INVOLVED TO FULFILL NECESSARY SECURITY REQUIREMENTS FOR SUCH OFFICES AS THOSE MENTIONED IN PARAGRAPH 3. RENTAL COST FOR THE ENTIRE AVAILABLE SPACE IS \$78,100

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PAGE 02 ATHENS 09127 301701Z

PER YEAR FOR 2-1/2 YEARS, THEN A 20 PERCENT INCREASE IN THE YEARLY

RENT FOR THE NEXT 2-1/2 YEARS. THE BUILDING CONSISTS OF BASEMENT,
GROUND FLOOR, AND THREE UPPER FLOORS; A TOTAL OF 17,683 SQ FT

5. THE EMBASSY HAS JUST LEARNED THE GREEK GOVERNMENT IS
INTERESTED IN THIS BUILDING, HAS MADE CONTACT WITH THE LANDLORD
AND WILL COMMENCE NEGOTIATIONS FOR THIS SPACE ON AUGUST 31, 1976

6. POST URGENTLY REQUESTS THAT THE DEPARTMENT AUTHORIZE EMBASSY
TO BEGIN IMMEDIATE NEGOTIATIONS FOR THIS CHOICE OFFICE SPACE
KUBISCH

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